

Genesee/Finger Lakes Regional Planning Council

R02-17-A-014

JOHN F. MARREN, Chair • ROBERT BAUSCH, Vice Chair • BRENDA DONOHUE, Treasurer • DAVID S. ZORN, Executive Director

December 21, 2016

Barbara Perkins
USEPA Headquarters
William Jefferson Clinton Building
1200 Pennsylvania Ave. N.W.
Mail Code: 3903R
Washington, DC 20460

Dear Ms. Perkins,

Enclosed is a completed application for EPA Site-Specific Assessment funding. The Genesee/Finger Lakes Regional Planning Council is the applicant.

Genesee/Finger Lakes Regional Planning Council is requesting \$185,513 in funding to conduct a brownfield inventory in Livingston County, New York and to complete an assessment and cleanup plan for the Applied Energy Power Properties site located at 1 Technology Place, Caledonia, NY 14423.

The project is critical to Livingston County as it will not only provide a thorough inventory of brownfield sites, many of which are currently unknown, but it will also complete a much needed assessment of the Applied Energy Power Properties site a critical brownfield site in the Village of Caledonia. The Applied Energy Power Properties site has the potential to be sub-divided opening up land for development within the Village of Caledonia that could help create much needed jobs, attract new investments, and expand the property tax revenue for the Town and Village of Caledonia.

Brownfield sites not only pose an economic burden upon the municipalities, but they also pose a health threat to their surrounding community. This project will help to address these concerns by identifying the brownfield sites within Livingston County and completing an assessment and cleanup plan for the Applied Energy Power Properties site outlining the steps necessary for successful remediation and redevelopment.

Additional details regarding the grant are included below. We appreciate your review of the enclosed grant application and look forward to hearing from you.

Sincerely,

David Zorn
Executive Director,
Genesee/Finger Lakes Regional Planning Council

- a. Applicant Identification:
 - Genesee/Finger Lakes Regional Planning Council
 - 50 West Main Street Suite 8107
 - Rochester, NY 14614
- b. Funding Request:
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Site-Specific
 - iii. Federal Funds Requested: \$185,513.30
 - iv. Contamination: Hazardous Substances & Petroleum
- c. Location: Town and Village of Caledonia, New York and Livingston County, New York
- d. Property Information for Site-Specific Proposals:
 - Applied Energy Power Properties site
 - 1 Technology Place, Caledonia, NY 14423
- e. Contacts:
 - i. Project Director:
 - David Zorn
 - 50 West Main Street Suite 8107
 - Rochester, NY 14614
 - Phone: (585) 454-0190
 - Fax: (585) 454-0191
 - E-mail: Dave.Zorn@gflrpc.org
 - ii. Chair:
 - John F. Marren
 - 85 East Main Street
 - Victor, NY 14564
 - Phone: (585) 742-5000
 - Fax: (585) 924-0202
 - Email: supervisor@town-victor-ny.us
- f. Population:
 - i. Population of Jurisdiction: N/A
 - ii. Population of Targeted Area:
 - i. Village of Caledonia: 2,137
 - ii. Livingston County: 64,801
 - iii. Persistent Poverty Affirmation: The targeted areas are not areas of persistent poverty
- g. Regional Priorities From/Other Factors Checklist: Attached
- h. Letter from State or Tribal Environmental Authority: Attached

Genesee/Finger Lakes Regional Planning Council Site-Specific Assessment Application

3. The Narrative Proposal/Ranking Criteria

1. Community Need (45 Points)

a. Targeted Community and Brownfields (15 Points)

i. Targeted Community Description (5 points)

The targeted community is Livingston County, NY and the Applied Energy Power Properties site located at 1 Technology Place in the Village of Caledonia, NY. Livingston County, part of the Genesee-Finger Lakes Region, has a rich cultural, social, and economic history. Three assets have driven the economy of the county including: land, people, and infrastructure. The land is rich and contributes to a robust agricultural industry; human ideas led to man-made products and projects including the utilization of the Genesee River for water power; and infrastructure, including waterways, railroads, and highways, serving as drivers of the agricultural and manufacturing industries.

Livingston County population surged by almost 25% between 1960 and 1970, but only grew 18% between 1970 and 2015, to its current level of 64,801. Manufacturing employment has declined within Livingston County from a peak of 4,338 in 1982 to a total of 2,072 as of 2015 a drop of 52%¹. The impact of this shift goes beyond the loss of manufacturing jobs and also includes a growing number of industrial buildings and properties that sit vacant or that are underutilized. Many of these properties are brownfields and have become a burden for municipalities who are facing significant challenges in their efforts to redevelop the sites and return them to the tax rolls.

One such challenge is the Applied Energy Power Properties site in the Village of Caledonia, NY. The 20 acre site has a number of underutilized portions, which provide subdivision and redevelopment opportunities for the site and for Caledonia. The proposed project will inventory brownfield sites within Livingston County, conduct stakeholder outreach, and will include an assessment and cleanup plan for the Applied Energy Power Properties site. The project will also provide assistance to the Village of Caledonia, which has limited in-house capacity to manage a brownfield project due to its small population of only 2,137, meeting the stated objective of Region 2 targeted funding.

Additionally the project will advance the Investing in Manufacturing Communities Partnership (IMCP) manufacturing revitalization strategy for the Finger Lakes Region, which was designated an IMCP community. The remediation and redevelopment of brownfields within the Region is critical to the success of the IMCP strategy due to the need for shovel-ready sites within the high-density central cities and villages which can help expand manufacturing businesses and jobs. One of the critical Gaps and Strategies identified within the IMCP strategy is in fact the environmental constraints of existing sites.

ii. Demographic Information and Indicators of Need (5 points)

Provide and compare census-based demographic data as requested in the table below.

¹ QCEW obtained from www.labor.ny.gov/home

	Village of Caledonia	Livingston County	New York State	United States
Population ²	2,137	64,801	19,673,174	316,515,021
Unemployment	5.5% ²	5.4% ³	5.3% ³	5.0% ³
Poverty Rate ²	9.0%	14.8%	15.7%	15.5%
Median Household Income ²	51,481	51,734	59,269	53,889
Per Capita Income ²	26,482	24,142	33,236	28,930
Housing Built before 1939 ²	43.7%	34.8%	32.6%	13.2%
Percent Age 65 or Older ²	16.8%	15.3%	14.3%	14.1%

The targeted areas of the Village of Caledonia and Livingston County are challenged by an aging population; low median household income and per capita income; and by an aging housing stock. Approximately 16.8% of the Village of Caledonia Population and 15.3% of the Livingston County population is age 65 or older, which outpaces New York State with 14.3% of the United States with 14.1% of their respective populations age 65 or older.

Approximately 43.7% of the housing stock in the Village of Caledonia was built before 1939 higher than the 32.6% of the housing stock in New York built before 1939 and significantly higher the 13.2% rate for the United States. Median Household Income is also lower in the Village of Caledonia (\$51,481) and Livingston County (\$51,734) than within New York State (\$59,269) and the United States as a whole (\$53,889). Per Capita Income is also in line with the Median Household Income indicating the Village of Caledonia with a Per Capita Income rate of \$26,482 and Livingston County with a Per Capita Income rate of \$24,142 both lower than the New York State rate of \$33,236 and the United States Rate of \$28,930.

iii. Brownfields and Their Impacts (10 points)

Describe the actual brownfields sites in your targeted area(s)

The Applied Energy Power Properties site is the identified brownfield property for this Site-Specific assessment application. The site is located at 1 Technology Place in the Village of Caledonia. It is bordered to the east by residential properties and by Maple Street and Philmore Avenue; to the South by residential properties, vacant properties and by Technology Place; to the west by Center Street; and to the north by commercial and residential properties and by State Street. The property is 20 Acres and is zoned industrial.

The proposed project also includes an inventory of brownfield properties within Livingston County. Based upon preliminary research of the New York State Department of Environmental Conservation remediation database 28 sites were identified within Livingston County., several of which within the

² Data is from American Community Survey 2015 5-Year Estimates www.census.gov

³ Data is from United States Department of Labor 2015 Annual Unemployment Average

Town of Caledonia.⁴ The table below outlines information about the Applied Energy Power Properties site. .

Identified Brownfield Site	Potential environmental Issues/Contaminates	Current Conditions
Applied Energy Power Properties site Caledonia, NY	<p>20 acre site with an approximate 140,000- square foot, one-story poured concrete, concrete block, steel, wood and brick building with slab-on-grade construction.</p> <p>The site has a variety of historical uses including: agriculture and manufacturing. The site was previously used for agriculture and manufacturing with a fuel oil and coal yard being located at the site at one point. Printed circuit boards and military magnetics were formerly manufactured at the site Phase I Environmental Site Assessment was completed on the site in 2000 with a site Investigation and Remediation Report being completed in 2002. An additional Phase I Environmental Site Assessment was completed on the site in 2003.</p> <p>These reports indicated the presence of petroleum, varnish staining, residue, debris and sediments from former plating room; sediment/sludge from Chemical Dry Well; and petroleum contaminated soil. Identified wastes according to these reports include: combustible liquids; N.O.S. Petroleum Naphtha; Flammable Liquid N.O.S.; methyl ethyl ketone; pain; corrosive liquid; organic diethanol amine; polyoxypropylenediamine; and 1,1,1 trichlorethane. Remediation work was completed to address the identified concerns, but there may be residual soil contamination (i.e., volatile organic compounds, metals, etc.) underneath portions of the building floor slab and at other exterior areas of the property.</p>	The site is currently home to Applied Energy Solutions, whom manufacturers' industrial battery chargers and electronic circuit boards, and is zoned industrial.

While remediation work has been previously undertaken at the Applied Energy Power Properties site the potential presence of residual contamination limits the full potential of the site, limiting business expansion and subdivision opportunities for the property.

B. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

Discuss the welfare issues experienced by the target area.

The targeted areas of the Village of Caledonia and Livingston County are faced with a number of welfare impacts including: limited transportation services, and aging housing stock, limited employment opportunities and pockets of economic distress.

Public transportation within Livingston County is provided by the Regional Transit Service, but with a limited population only 6 routes are offered with service only operating Monday-Friday,

⁴ New York State DEC Remediation Database. <http://www.dec.ny.gov/chemical/8437.html>

limiting transportation opportunities for residents. The housing stock within the targeted areas is also aging with 43.7% of homes built before 1939 in the Village of Caledonia and 34.8% built before 1939 in Livingston County. These numbers are higher than the number of homes built before 1939 in New York State (32.6%) and the United States (13.2%).

Unemployment within the Village of Caledonia (5.5%) and Livingston County (5.4%) is greater than the unemployment rates within New York state (5.1%) and the United States (5.0%) and in addition job opportunities remain limited with stagnant employment. Since the year 2000 the total number of jobs within Livingston County has gone from 19,478 to 19,919 an increase of only 2.3% over 15 years. New York State jobs have increased by 6.4% during this time period⁵ a consequence of a stagnant population growth.

Livingston County also has areas with significant economic distress including the Town of West Sparta and the Town of North Dansville, approximately 30 miles away from the Village of Caledonia, which have poverty levels of 27.2% and 21.3% respectively⁶ as of 2014. The number of children living in poverty in these communities was also significant with 59.4% of children under the age of 18 living in poverty in West Sparta and 39.1% in the Town of North Dansville⁷. While the redevelopment of the Applied Energy Power Properties site may have limited direct impact on the Towns of West Sparta and North Dansville the successful completion of the brownfield inventory in Livingston County and successful assessment and remediation of the Applied Energy Power Properties site will serve as a Pilot Project that can be replicated in the future in other parts of Livingston County where sites have been identified.

While the distress levels in these communities may not be directly caused by brownfield sites, brownfield sites within the community may present opportunities for remediation and redevelopment that can help create jobs and increase economic opportunities for residents of these communities.

ii. Cumulative Environmental Issues (5 points)

In addition to the presences of brownfield sites discussed earlier, provide a summary of other various cumulative environmental issues

In addition to the Applied Energy Power Properties site there are a number of potential environmental issues within the Village of Caledonia and Livingston County. The Mill Seat Landfill in the Town of Riga is just 7 miles north of the Village of Caledonia there is a potential impact to air quality within the Village and Livingston County. The New York State Thruway also poses a potential impact to air quality as it sits just 4 miles north of the Village of Caledonia with an average daily traffic count of 27,464 vehicles, many of them trucks.

There is also a history of environmental contamination within the targeted area including the former Monroe-Livingston Sanitary Landfill; the Jones Chemical Company site; the Growmark F.S., Inc. Caledonia Facility; and the Wheatland Center Road Groundwater Plume site all located within a 3 mile radius of the Village of Caledonia and all of the sites having previously been involved in a New York State Department of Environmental Conservation remediation program.

⁵ New York State Department of Labor QCEW: <https://labor.ny.gov/stats/ins.asp>

⁶ U.S. Census 5-Year Estimates 2010-2014: www.census.gov

⁷ U.S. Census 5-Year Estimates 2010-2014: www.census.gov

iii. Cumulative Public Health Impacts

The public health impacts from the identified brownfield sites and environmental issues include impacts to air and water quality potentially contributing to cancer diagnoses within the targeted communities. Within the Village of Caledonia a total of 52 people were diagnosed with cancer of the past 5 years with Livingston County having a cancer incident rate of 507.2 per 10,000 for males and 456.6 per 10,000 for females, in-line with the New York State rates.

The identified brownfield sites can pose an even greater risk to sensitive populations such as the elderly, as they have weaker immune systems, and the economically disadvantaged, as they have limited ability to move away from contaminated properties. Within both the Village of Caledonia and Livingston County there is high percentage of population aged 65 or greater; 16.8% in the Village of Caledonia and 15.3% in Livingston County, both greater than the New York State and National Averages of 14.3% and 14.1% respectively. Additionally per capita income within the Village of Caledonia (\$26,482) and Livingston County (\$24,142) is lower than the New York State (\$33,236) and National (\$28,930) rates.

c. Financial Need [15 points]

i. Economic Conditions (5 points)

Without funding from this initiative the Village of Caledonia will be unable to complete a brownfield assessment as no other sources of funding are available. The Village of Caledonia population is only 2,137 and they do not have the staff expertise or the financial capability to hire a consultant in order to complete the proposed brownfield inventory and assessment project. Facing these challenges the Village of Caledonia, Livingston County, and Genesee/Finger Lakes Regional Planning Council came together to apply for funding under the EPA Site-Specific Assessment grant.

ii. Economic Effects of Brownfields (10 points)

The economic effects of the brownfield properties on the targeted communities of the Village of Caledonia and Livingston County include depressed property values; lost business opportunities; limited employment opportunities; and reduction in property tax revenue.

The uncertainty of the contamination at the Applied Energy Power Properties site is limiting opportunities to subdivide the property and attract investment into the Village of Caledonia. The property has the potential to provide opportunities for housing or new industry within the Village of Caledonia and Livingston County, but with such a high degree of uncertainty, developers are hesitant to invest. There are a multitude of other sites within Livingston County within the higher density Village and population centers that are in the same position.

As a result the investment that is taking place in these communities is occurring further out from the population center and placing municipalities in the position of having to extend infrastructure in order to accommodate sprawling development. In many cases these development projects are too expensive for municipalities and businesses to complete resulting in lost businesses opportunities for the targeted communities.

These properties are also placing a burden on property values. It is estimated that the presence of these brownfield sites in the community is lowering property values between 5-15%⁸. Many of

⁸ <http://nprc.net/pages/news/archive/reports/JobsReportFINAL.pdf>

the brownfield sites are also vacant and not providing property tax revenue to the municipality despite their reliance on municipal services such as fire and police.

2. Project Description and Feasibility of Success [50 Points]

a. Project Description, Timing and Implementation (25 points)

i. Project Description (15 points)

The Genesee/Finger Lakes Regional Planning Council (G/FLRPC) will complete a brownfield inventory for Livingston County; stakeholder outreach; and a site assessment and cleanup plan for the Applied Energy Power Properties site in Caledonia, NY.

The inventory phase of the project will include identification and compilation of brownfield sites located within Livingston County outlining general information about each site including: location, size, ownership, zoning, historical land use, historical property tax records, and current site conditions. The inventory of sites will position Livingston County to pursue opportunities to address key identified properties for potential further analysis and redevelopment.

The site-assessment for the Applied Energy Power Properties site will include the following: Phase I Environmental Site Assessment to update the 2003 report and identify any changes in activity from 2003 to present; Phase II Environmental Site Assessment with at least 4 monitor wells be constructed on the site to test for a full suite of organic and inorganic compounds including Tentatively Identified Compounds (TICs) and TPH/BTEX. The wells will be constructed to intersect the groundwater aquifer and can be constructed of Schedule 40 PVC – 4” diameter radius. Test Pits will be excavated with a backhoe in order to sample for subsurface soil contamination. Ground Penetrating Radar will be employed to identify underground storage tanks and underground lines within the property line.

A cleanup plan will also be developed for the Applied Energy Power Properties site based upon the results of the site assessment and will outline the steps required for redevelopment of the property, the associated project costs, and the potential funding sources and programs that can be of assistance in advancing the site towards its highest and best use, whether that be subdivision of the property or other expansion of its current use. This cleanup plan will be developed with the Project Advisory Committee, other local, regional, and federal partners; and the current owner of the site.

In addition to the feedback provided from local and regional stakeholders the Applied Energy Power Properties site cleanup plan will leverage existing regional plans including: the Genesee-Finger Lakes Economic Development Comprehensive Economic Development Strategy (CEDS); the New York State Finger Lakes Regional Economic Development Council (FLEDC) Strategic Plan entitled: “Accelerating Our Transformation”; the Finger Lakes Regional Sustainability Plan; Upstate Revitalization Initiative Plan entitled: “United for Success”; the Village of Caledonia Comprehensive Plan; Livingston County Economic Development Strategic Plan; and the Livingston Development Agricultural Natural Resources Land Use Policies Plan.

Stakeholder outreach will take place throughout the length of the project with 5 public meetings anticipated throughout the length of the project in addition to 10 Project Advisory Committee meetings, where the public will also be able to attend. The public meetings will held to inform the public of the project and gather input and feedback from members of the public. The Project

Advisory Committee meetings will be held throughout the length of the project to discuss the work that has been completed to date and the outstanding tasks that each Project Advisory Committee member will be responsible for.

The cleanup plan, building upon the Finger Lakes Regional Sustainability plan, discussed in Section 4.b, will leverage many of the HUD-DOT-EPA Livability Principles, including: providing more transportation choices; increasing economic competitiveness; supporting existing communities; and valuing communities and neighborhoods.

Efforts will focus on the targeted community surrounding the Applied Energy Power Properties site, which includes the higher-density downtown area of the Village of Caledonia. The targeted location is along existing public transportation routes with infrastructure in place which will allow for infill development on portions of the site and provide transportation choices for people needing to travel to the site and the surrounding area. Infill development will help reduce sprawl and support the existing Village of Caledonia community helping to maintain the value and character of the neighborhood. Sub-dividing the property and developing portions of the site will help increase economic competitiveness, with the new developable land attracting business investment, job creation, and increasing municipal tax revenues.

ii. Timing and Implementation

G/FLRPC will serve as the project manager and will outline and coordinate the project schedule along with the members of the Project Advisory Committee. Once a cooperative agreement is finalized with EPA, a RFQ will be sent out in order to identify and hire a Qualified Environmental Professional (QEP) within the first 4 months of the project, who will lead the Environmental Assessment of the Applied Energy Power Properties site. While the RFQ process is underway G/FLRPC will oversee the development of the Livingston County brownfield inventory, which will be completed within the first 7 months of the project. Site Assessment work will begin on the Applied Energy Power Properties site by month 8 of the project, with the completion of the Phase I and Phase II on the property completed by months 12 and month 24 respectively. The Phase II Site Assessment Plan will be completed in compliance with NY DEC Technical Guidance for Site Investigation and Remediation (DER-10) so as to make the site eligible for DEC approval of the investigation and cleanup plan. The QEP will also prepare a Site Specific Health and Safety Plan for completing the Phase II Site Assessment along with a Quality Assurance Project Plan that is in compliance with EPA Superfund and New York DEC requirements. While G/FLRPC does not have ownership of the site we have received a support letter from Applied Energy Solutions outlining their support for the project and their granting site access during the duration of the project.

Development of the cleanup plan will occur during months 18-36 of the project based upon the initial Phase I Environmental Assessment results and the Phase II Environmental Assessment. The standard of care determined for site cleanup will align with desired community uses identified within the cleanup plan. Outreach meetings will be held approximately quarterly throughout the project length, with these meetings consisting of Project Advisory Committee meetings (10) and Public Meetings (5). Regularly scheduled conference calls will be held with the QEP to address project concerns and to discuss work that has been completed, helping to ensure that all tasks are on schedule. The tracking requirements outlined in the cooperative

agreement, and utilization of the ACRES system, will also be utilized to ensure that the project remains on track throughout its length.

b. Task Descriptions and Budget Table [20 points]

i. Task Descriptions (15 points)

The budget is broken down by the following tasks: inventory, site assessment, cleanup plan, public meetings, and conferences. Each of these tasks are then broken down into the budget categories which include personnel, fringe benefits, travel, supplies, contractual, and other. As the proposed site includes both hazardous substances and petroleum the budget table is broken down into both hazardous substances and petroleum tasks.

The inventory task category includes a total of \$19,237.02 for personnel staff hours and associated fringe benefits for the database compilation, geographic information systems mapping, and meetings associated with the development of the brownfield site inventory, broken down to \$9,618.51 for hazardous substances and \$9,618.51 for petroleum. G/FLRPC will complete the majority of this task with input and assistance from Project Advisory Committee Members. Travel costs include \$270.00 (\$135 Hazardous substances and \$135 Petroleum) for travel to and from Livingston County for completion of this task and \$500 in supplies (\$250 Hazardous Substances and \$250 Petroleum, for printing, copying, telephone, and postage and mailings.

The assessment category includes a total of \$5,695.50 (\$2,847.75 for Hazardous Substances and \$2,847.75 for Petroleum) for personnel staff hours and associated fringe benefits to assist the Qualified Environmental Professional and review reports and materials developed. A total of \$95,000 is allocated for contractual costs under this task, which will include \$5,000 for a Phase I and \$90,000 for a Phase II of the Applied Energy Power Properties site by the Qualified Environmental Professional. Contractual costs are broken down to \$47,500 for Hazardous Substances and \$47,500 for Petroleum.

The cleanup plan task includes a total of \$21,432.88 for personnel staff hours and associated fringe benefits for G/FLRPC for review of regional economic development plans, identification of redevelopment needs, identification of redevelopment costs, review of available resources, geographic information systems mapping, meetings, and development of the cleanup plan. This is broken down to \$10,716.44 for Hazardous Substances and \$10,716.44 for Petroleum. Contractual costs for this task will include assistance from the QEP in the development and review of the implementation plan surrounding their assessment efforts in the amount of \$30,000; \$15,000 for Hazardous Substances and \$15,000 for Petroleum.

The Outreach/Public Meeting task category includes \$7,067.90 in personnel staff hours and associated fringe benefits for G/FLRPC in preparation of materials and attendance at the public meetings, geographic information systems mapping, and public outreach associated with the public meetings held throughout the Region, broken down to \$3,533.95 for Hazardous Substances and \$3,533.95 for Petroleum. These hours will also cover the update and maintenance of the project website throughout the duration of the project. Travel costs for this task will include \$810 (\$405 Hazardous Substances and \$405 Petroleum) for travel to and from meetings in Livingston County and \$500 in meeting supplies (\$250 Hazardous Substances and \$250 Petroleum), for printing, copying, telephone, and postage and mailings.

A total of \$5,000 has been allocated for travel under the Conference category which includes the travel and registration fees associated with travel to relevant training conferences held locally, regionally, and nationally throughout the duration of the grant award (\$2,500 Hazardous Substances and \$2,500 Petroleum).

The above costs include approximately 835 staffing hours from G/FLRPC covering each of the tasks outlined above including inventory, mapping, assessment, implementation strategy, public meetings, and maintenance of the project website. The expertise and experience of G/FLRPC and our knowledge of the target area will be a valuable resource on the project and align well with the additional environmental assessment experience that the QEP will bring to the project.

ii. Budget Table (5 points)

Budget Categories	Hazardous Substances Project Tasks					
	Inventory	Assessment	Cleanup Plan	Public Meeting	Conferences	Total
Personnel	\$5,571.75	\$1,649.63	\$6,207.75	\$2,047.13	-	\$15,476.25
Fringe Benefits	\$4,046.76	\$1,198.13	\$4,508.69	\$1,486.83	-	\$11,240.40
Travel	\$135.00	-	-	\$405.00	-	\$540.00
Supplies	\$250.00	-	-	\$250.00	-	\$500.00
Contractual	-	\$47,500.00	\$15,000.00	-	-	\$62,500.00
Other	-	-	-	-	\$2,500.00	\$2,500.00
Hazardous Substances Total	\$10,003.51	\$50,347.75		\$4,188.95	\$2,500.00	\$92,756.65

Budget Categories	Petroleum Project Tasks					
	Inventory	Assessment	Cleanup Plan	Public Meeting	Conferences	Total
Personnel	\$5,571.75	\$1,649.63	\$6,207.75	\$2,047.13	-	\$15,476.25
Fringe Benefits	\$4,046.76	\$1,198.13	\$4,508.69	\$1,486.83	-	\$11,240.40
Travel	\$135.00	-	-	\$405.00	-	\$540.00
Supplies	\$250.00	-	-	\$250.00	-	\$500.00
Contractual	-	\$47,500.00	\$15,000.00	-	-	\$62,500.00
Other	-	-	-	-	\$2,500.00	\$2,500.00
Petroleum Total	\$10,003.51	\$50,347.75		\$4,188.95	\$2,500.00	\$92,756.65
Project Total	\$20,007.02	\$100,695.50	\$51,432.88	\$8,377.90	\$5,000.00	\$185,513.30

c. Ability to Leverage [5 points]

Describe other sources of funding or resources that you have, or may be seeking, to ensure the successful revitalization of brownfields sites assessed with this grant.

Livingston County is committing 250 hours of in-kind contributions totaling \$12,751.70 over the length of the project. This in-kind contribution includes 75 hours of assistance for inventory; 125 hours of assistance for assessment; 50 hours of assistance in development of the cleanup plan; and 75 hours of assistance for stakeholder outreach and project meetings.

While no other sources of funding have been directly committed to the project, the Village of Caledonia and Livingston County have been successful in obtaining funding in the past to advance revitalization efforts. These examples including: Livingston County Development Group securing \$20,000 in New York Main Street Technical Assistance funding to complete a feasibility study and architectural renderings in downtown Caledonia and \$500,000 in New York Main Street program funding to renovate mixed use buildings in downtown buildings in the Villages of Caledonia and Livonia. These funds helped to revitalize the Village of Caledonia through targeted building improvements such as façade renovations, interior commercial/residential building upgrades, and streetscape enhancements.

The Region was also recently named a winning region under the New York State Upstate Revitalization Initiative (URI), which will provide the Region with \$500 Million in funding over the next 5-years in order to advance the Region's URI Strategy. While the funding at this point is not set aside to advance this project there may be opportunities in the future to utilize URI dollars to help redevelop brownfield sites.

We are also work closely with other partners to identify funding opportunities to supplement the work being done through this proposal. These opportunities include: the New York State DEC Brownfield Cleanup program; The New York State Department of State Brownfield Opportunity Area program; the United States EPA Brownfield Cleanup grant and the Brownfields RLF grant program; economic development assistance through New York State Empire State Development or the United States Department of Commerce Economic Development Administration; community development assistance from the New York State Housing and Community Renewal; and workforce development assistance through the Genesee Livingston Orleans Wyoming Workforce Investment Board.

3. Community Engagement and Partnerships [35 Points]

a. Engaging the Community

i. Community Involvement Plan (10 points)

Immediately upon completion of the project contract, G/FLRPC will meet with Livingston County and the Town and Village of Caledonia to finalize the Project Advisory Committee members, identify stakeholders, and develop a stakeholder e-mail list of those interested in the project. This list will be continuously updated throughout the project and be utilized to provide regular project updates. In addition a project website will be maintained throughout the project helping to relay critical project updates and materials to stakeholders and provide an opportunity for stakeholder input through the completion of project surveys.

These involvement efforts will ensure that stakeholders are able to provide input into all phases of the project including: the identification of brownfield sites within Livingston County; Assessment of the Applied Energy Power Properties site; and identification of key goals and objectives that will form the foundation of the cleanup plan.

ii. Communicating Progress (5 points)

To help communicate project progress and involve the targeted community and other interested stakeholders we will hold 10 Project Advisory Committee meetings and 5 public meetings during the 3-year length of the project. A project website will also be developed, maintained, and hosted by G/FLRPC and will be regularly updated with project materials, Project Advisory

Committee meeting notices, public meeting notices, stakeholder surveys, and contact information for key project staff.

We will also utilize our relationship with Livingston County and the Town and Village of Caledonia to identify stakeholders and develop an e-mail list which will be utilized to distribute project updates and important project materials. Having a variety of approaches to stakeholder outreach and input, website; meetings; surveys; and e-mails, will ensure stakeholders are able to connect with the project in a method that is convenient and comfortable for them.

b. Partnerships with Government Agencies [10 points]

i. Local/State/Tribal Environmental Authority (5 points)

The New York State DEC is responsible for Brownfield Cleanup and Environmental Cleanup programs within the state, including the State Superfund program; Brownfield Cleanup Program; Environmental Restoration Program; and Voluntary Cleanup Program. These programs help to ensure sites which pose a significant threat to the public health are properly addressed and offer incentives such as tax credits to help developers complete cleanup projects⁹. DEC was established in 1970 to protect and enhance the environment, with its mission being “to conserve, improve and protect New York’s natural resources and environment and to prevent, abate and control water, land and air pollution, in order to enhance the health, safety and welfare of the people of the state and their overall economic and social well-being.”¹⁰

ii. Other Governmental Partnerships (5 points)

In addition to the New York State DEC, G/FLRPC will partner with Economic Development organizations including: Empire State Development; Greater Rochester Enterprise; and the Livingston County Development Group, throughout the project to assist in the identification of brownfield and in the development of the cleanup plan. These organizations will also play a key role in the continued implementation of the cleanup plan of the Applied Energy Power Properties site.

We will also be working closely with New York State Department of Health as well as the Livingston County Department of Health updating them on the progress of site assessment and any known contaminants. Lastly we will work with federal agencies including EPA and Economic Development Administration, leveraging funding opportunities through these organizations to assist in implementation of the cleanup plan and in obtaining any necessary infrastructure to advance redevelopment.

c. Partnerships with Community Organizations [10 points]

i. Community Organization Description & Role (5 points)

In addition to the partners above, G/FLRPC will work closely with several community-based organizations including: Big Springs Museum and Historical Society; Caledonia-Mumford Lions Club; Caledonia-Mumford Rotary Club; American Legion-Matthew Cleary Post 255; Veterans of Foreign Wars Caledonia VFW Post 10844; and the Caledonia Senior Citizens Group.

⁹ <http://www.dec.ny.gov/chemical/84286.html>

¹⁰ <http://www.dec.ny.gov/24.html>

The Big Springs Museum and Historical Society promotes appreciation of local history, heritage and culture within the Caledonia-Mumford community through research, discovery, collection, display and preservation of relevant materials designed to connect history to contemporary life. The Big Springs Museum and Historical Society will assist in the project by advertising upcoming project meetings and connecting community stakeholders with Livingston County and the Genesee/Finger Lakes Regional Planning Council.

The Caledonia-Mumford Lions Club is a community group working to address the needs of the Caledonia-Mumford Community through fund raising and volunteer efforts. The Caledonia-Mumford Lions Club will assist in the project by connecting community stakeholders to project leaders and by advertising upcoming project meetings to increase awareness within the community of the project.

ii. Letters of Commitment (5 points)

Support letters are attached from each organization.

d. Partnerships with Workforce Development Programs

The Genesee Livingston Orleans and Wyoming Workforce Investment Board (GLOW WIB) continues its efforts to advance workforce development within Livingston County through employment, education, and support and training services and will continue these efforts throughout this project. As partners to this initiative the GLOW WIB will be fully informed of the employment needs of the targeted community and is positioned well to adapt quickly to any shift within the economy through partnerships with educational institutions including Genesee Community College, Monroe Community College, and Finger Lakes Community College each of which are able to quickly develop certificate training programs and educational curriculums based upon the needs and demand of the Region.

4. Project Benefits [25 Points]

a. Welfare, Environmental, and Public Health Benefits [10 points]

Successfully identifying, assessing, and cleaning up brownfield properties within Livingston County will provide a variety of health and welfare benefits. These anticipated benefits include: the removal of contaminants from the community; elimination of vacant properties that are blemishes on the community; the elimination of health and safety hazards; the improvement of air and water quality; and the improvement of the quality of life within the community. Proper remediation of brownfield sites will prevent soil contaminants from impacting water quality and also prevent contamination from being released into the air impacting outdoor and indoor air quality. The impact of these improvements will help to lower the significant health concerns in the Region and can significantly improve the quality of life for future generations.

b. Economic and Community Benefits (5 points)

The successful inventory of brownfield properties in Livingston County, the assessment of the Applied Energy Power Properties site, and the development of a cleanup plan for the site and surrounding neighborhood will provide a variety of benefits to the community. These benefits include positioning properties for remediation and redevelopment; increasing property tax revenue; positioning the Applied Energy Power Properties site for remediation and potential redevelopment; and job creation and investment.

New Partners for Community Revitalization, Inc. (NPCR) analyzed the anticipated impact of returning brownfield properties back to productive use through its analysis of the New York State Brownfield Opportunity Areas Program in 2011.¹¹ The report concluded that the average Brownfield Opportunity Area project would contribute 200-335 new jobs and leverage \$13 in private sector investment for each initial public dollar of investment. The study also identified a 5-15% increase in property values within ¾ mile from redeveloped sites and indicated a 10-35% savings on infrastructure associated with brownfield sites compared to development costs on greenfield sites. We anticipate the long-term economic benefits of this project to include subdivision and development of the Applied Energy Power Properties site and identification of up to 50 brownfield sites within the Livingston County brownfield inventory, with a conservative estimate of 100 new jobs and \$1.3 million in additional future investment into these brownfield sites.

The economic development goals for the proposed project are consistent with existing regional plans including the *Finger Lakes Regional Sustainability Plan*; Finger Lakes Regional Economic Development Council Upstate Revitalization Initiative (URI) strategic plan entitled “Finger Lakes Forward”; and the Genesee-Finger Lakes Economic Development District Comprehensive Economic Development Strategy (CEDS).

The *Finger Lakes Regional Sustainability Plan* was developed to help guide sustainability efforts within the Finger Lakes. The plan includes: opportunities; indicators and targets; and representative projects, for a variety of subject areas including: Energy; Transportation; Land Use & Livable Communities; Materials & Waste Management; Water Management; Economic Development; Climate Change Adaptation; Governance; Greenhouse Gas Emissions; and Agriculture & Forestry. Goals and Strategies were also identified for each subject area helping to position the Region to implement projects that will “*significantly improve the economic and environmental health of the Region and thereby improve the quality of life.*”

Sustainability is also a core concept of the URI strategic plan, entitled “Finger Lakes Forward: United for Success.” The plan’s emphasis of sustainability as a core concept will ensure that projects funded under the URI are viewed and evaluated through the lens of sustainability and that each project will have strong sustainability components.

The proposed project also furthers the identified CEDS goal of encouraging sustainable development practices and the objective to identify, remediate, and redevelopment brownfield sites within the District. Each of these plans will be utilized in the development of the Applied Energy Power Properties site brownfield cleanup plan to ensure that subdivision/redevelopment of the site is done strategically and with sustainability in mind.

5. Programmatic Capability and Past Performance [40 Points]

a. Audit Findings [2 points]

The Genesee/Finger Lakes Regional Planning Council has not had any adverse audit findings.

b. Programmatic Capability [28 points]

¹¹ <http://npcr.net/pages/news/archive/reports/JobsReportFINAL.pdf>

G/FLRPC is the project applicant will serve as the project manager and will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the grant. A Project Advisory Committee (PAC) will be formed for the project and will include representatives from Livingston County; the Village of Caledonia; Town of Caledonia; local community groups; and local stakeholders. In addition to serving on the PAC, members will also provide expertise and insight related to the inventory, community outreach, assessment, and implementation plan tasks of the project.

G/FLRPC also has other staff resources available including local, regional and water resources planning; economic development planning; land use regulation and control and data and technology; database development; geographic information systems; along with grant development and administration; financial management; organization management; outreach; and project and program management. The main project staffing for this effort is outlined below.

Greg Albert, Senior Planner: Expertise includes economic and community development planning including brownfield planning, project management, technical support, regional coordination, data development, acquisition, assessment and analysis, socio-economic and demographic data, and report development. Specific responsibilities of this project will include stakeholder participation; development of the brownfield site inventory; assistance in brownfield site assessment; development of the implementation plan and project reporting.

Razy Kased, Planner: Expertise includes remote sensing, urban and political geography, cartography and geographic information systems and socio-economic and demographic data acquisition, development, assessment, analysis, and dissemination. Specific responsibilities of this project will include GIS, mapping, remote sensing and data development, assessment and analysis.

David Zorn, Executive Director: Expertise includes planning, organization management, project and program oversight and management, procurement, grant and contract administration, grant management, fiscal management, regional coordination, stakeholder participation and involvement, outreach, data development, acquisition, assessment and analysis, and report development. Specific responsibilities of this project will include project management; coordination; planning; contract and grant management; land use; regional and environmental planning; outreach; and stakeholder participation.

G/FLRPC will contract out the assessment work on the Applied Energy Power site to a Qualified Environmental Professional who will be able to efficiently and cost effectively complete the required assessment work. G/FLRPC has experience and background in soliciting RFQ and retaining qualified professionals on previous projects. A total of \$125,000 will be allocated from the grant award towards the qualified environmental professional to complete the assessment of the Applied Energy Power Properties site and assist in the development of a Cleanup plan for the site as well.

Requests for proposals/qualifications are solicited for non-routine annual consultant services over \$5,000. An RFQ will be developed that includes project description, contract information, schedule, project budget, study area, background, project participants, qualifications, and method

of evaluation. A notice will be submitted to the New York State Contract Reporter with links to the RFQ. A review and ranking of the qualifications using the factors listed in the method of evaluation will be used to select the preferred consultant, with interviews of select entities if more than one candidate scores high. Based on the review and ranking of the qualifications and the interview process, if utilized, a Qualified Environmental Professional will be chosen.

c. Measure Environmental Results: Anticipated Outputs/Outcomes

Discuss how you plan to track, measure, and evaluate your progress in achieving project outcomes, outputs and project results. (Refer to Section I.D.1 for an explanation of outputs.)

The anticipated outputs of the project will include the number of brownfield sites identified; completion of a Phase I site assessment for the Applied Energy Power Properties site; completion of a Phase II site assessment for the Applied Energy Power Properties; the number of Project Advisory Committee meetings held; the number of Public Meetings held; and the development of a cleanup plan focused on the Applied Energy Power Properties site.

The project outcomes will include jobs created; jobs retained; sites remediated; acres made ready for reuse; and property tax added to the tax rolls. Each of these outcomes will be tracked in partnership with Livingston County during the annual Government Performance and Results Act surveying that G/FLRPC annually compiles in its role as the Economic Development District. This report currently tracks jobs and investment, but will be expanded to capture additional outcomes within Livingston County resulting from this project.

d. Past Performance and Accomplishments [10 points]

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements [10 points]

1. Purpose and Accomplishments (5 points)

While G/FLRPC has not received an EPA Brownfield Grant, we have received other federal assistance agreements. G/FLRPC has been actively funded by the United States Department of Commerce EDA, for all years since 1979, with a financial assistance award for planning grant.

Through this planning grant G/FLRPC develops, revises, and implements the Comprehensive Economic Development Strategy (CEDS) which is designed to stimulate and guide the economic development efforts of the Region. With input from Regional economic development stakeholders the CEDS prioritizes economic development goals and priority projects with the aim of creating and retaining higher-skill, higher-wage jobs. Funding amounts for the financial assistance award for planning grant have ranged from \$56,000-\$70,000. Between 2010-2014 G/FLRPC and the CEDS has helped regional economic development stakeholders to implement 240 projects creating or retaining 9,075 jobs within the Region.

2. Compliance with Grant Requirements (5 points)

G/FLRPC has successfully met the grant requirements including: update/development of the Comprehensive Economic Development Strategy; quarterly financial reports; semi-annual progress reports; and the annual completion of the GPRA to report implemented economic development projects and associated jobs and investment. Throughout our history with the financial assistance award for planning we have been able to successfully meet these requirements and deadlines.

Genesee/Finger Lakes Regional Planning Council Site-Specific Assessment Application

III.B Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Genesee/Finger Lakes Regional Planning Council is eligible for application as a Regional Council entity serving the Genesee-Finger Lakes Region within New York State. Genesee/Finger Lakes Regional Planning Council was established in 1977 by a joint resolution approved by its eight original counties, including Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, and Yates. Wyoming County was admitted in 1986. The Council was organized pursuant to Articles 5-G and 12-B of the New York State General Municipal Law. The Collaboration Agreement for the Genesee/Finger Lakes Regional Planning Council is attached to document eligibility.

III.B.2 Community Involvement

Immediately upon completion of the project contract, G/FLRPC will meet with Livingston County and the Town and Village of Caledonia to finalize the Project Advisory Committee members, identify stakeholders, and develop a stakeholder e-mail list of those interested in the project. This list will be continuously updated throughout the project and be utilized to provide regular project updates. In addition a project website will be maintained throughout the project helping to relay critical project updates and materials to stakeholders and provide an opportunity for stakeholder input through the completion of project surveys.

G/FLRPC will also work closely with community groups in the Town and Village of Caledonia to advertise Project Advisory Committee and Public meetings and will reach out to local newspapers including the Daily News; Livingston County News; and Genesee Sun to provide notices of upcoming project meetings and to illustrate project progress.

A total of 10 Project Advisory Committee meetings and 5 public meetings during the 3-year length of the project will be held. A project website will also be developed, maintained, and hosted by G/FLRPC and will be regularly updated with project materials, Project Advisory Committee meeting notices, public meeting notices, stakeholder surveys, and contact information for key project staff. Social media will also be utilized to provide project updates with content being posted to G/FLRPC Twitter and Facebook pages regularly.

III.C Additional Threshold Criteria for Site-Specific Proposals Only

III.C.1 Basic Site Information

- a) Site Name: Applied Energy Power Properties site
- b) Site Address: One Technology Place, Caledonia, New York 14423
- c) Current Owner: Power Properties Group

III.C.2 Status and History of Contamination at the Site

a) the site is contaminated by petroleum and hazardous substances b) the site was previously used for agriculture and manufacturing with a fuel oil and coal yard being located at the site at one point. Printed circuit boards and military magnetics were formerly manufactured at the site. The current use of the site is the manufacturing of industrial battery chargers c) Phase I Environmental Site Assessment was completed on the site in 2000 with a site Investigation and Remediation Report being completed in 2002. An additional Phase I Environmental Site

Assessment was completed on the site in 2003. These reports indicated the presence of petroleum, varnish staining, residue, debris and sediments from former plating room; sediment/sludge from Chemical Dry Well; and petroleum contaminated soil. Identified wastes according to these reports include: combustible liquids; N.O.S. Petroleum Naphtha; Flammable Liquid N.O.S.; methyl ethyl ketone; pain; corrosive liquid; organic diethanol amine; polyoxypropylenediamine; and 1,1,1 trichlorethane d) the site became contaminated due to disposal practices over time. Remediation efforts have taken place on parts of the site including: Former Plating Room Cleanup; Chemical Dry Well Removal; Removal of Petroleum Impact Soil near Building “D”; Removal of Varnish Stained Soil near Building “D”; Removal of Petroleum Contaminated Soil from Drainage Ditch; and Post Asbestos Abatement Evaluation

III.C.3 Brownfields Site Definition

a) The site is not listed or proposed for listing on the National Priorities List (NPL); b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) is not subject to the jurisdiction, custody, or control of the U.S. government;

III.C.4 Enforcement of Other Actions

There are no ongoing or anticipated environmental enforcement actions related to the site.

III.C.5 Sites Requiring a Property-Specific Determination

Based on our knowledge to date G/FLRPC affirms that the site does not need a Property-Specific Determination

III.C.6 Site Eligibility and Property Ownership Eligibility

III.C.6.a Property Ownership Eligibility- Hazardous Substance Sites

The current owner of the site, Power Properties Group, meets the requirements of a bona fide prospective purchaser protection and affirms that: all disposal of hazardous substances at the site occurred before the acquisition; is not liable in any way for contamination at the site or affiliated with a responsible party; has conducted all appropriate inquiries including the completion of a Phase I Environmental Site Assessment conducted in 2003; has taken appropriate care regarding any hazardous substances found at the site; and has provided all legally required notices and will cooperate with authorized response persons in the event of discovery or release of any hazardous substances at the site; and will comply with any land-use restrictions associated with response actions at the site.

III.C.6.a.1 CERCLA §107 Liability

G/FLRPC affirms that it is not potentially liable for contamination at the site under CERCLA 107.

III.C.6.a.2 Information on Liability and Defense Protections

G/FLRPC as the applicant, affirms that it does not own the site to be assessed and a) did not arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site, and did not cause or contribute to any releases of hazardous substances at the site; b) G/FLRPC has worked with Vern Fleming of Applied Energy Solutions in development of this grant and Vern will provide assistance in providing information to the qualified environmental

professionals under this proposed grant application c) Applied Energy Solutions has provided a support letter granting authorization to access the site during the length of the grant

III.C.6.a.2.a Information on the Property Acquisition

N/A G/FLRPC is not the owner of the site

III.C.6.a.2.b Timing and/or Contribution Toward Hazardous Substances Disposal

N/A G/FLRPC is not the owner of the site

III.C.6.a.2.c Pre-Purchase Inquiry

N/A G/FLRPC is not the owner of the site

III.C.6.a.2.d Post-Acquisition Uses

N/A G/FLRPC is not the owner of the site

III.C.6.a.2.e Continuing Obligations

N/A G/FLRPC is not the owner of the site

III.C.6.b Property Ownership Eligibility- Petroleum Sites

III.C.6.b.1 Information Required for a Petroleum Site Eligibility Determination

III.C.6.b.1.a Current and Immediate Past Owners

The current owner of the site is the Power Properties Group; previous owner of the site was the Calchester Associates, L.P.

III.C.6.b.1.b Acquisition of Site

Applied Energy Power Properties acquired the site in 2003 which purchased the property after subleasing it from the Chloride Group.

III.C.6.b.1.c No Responsible Party for the Site

to our knowledge the current and immediate past owner did not i.) dispense or dispose of petroleum or petroleum product contamination, or exacerbate the existing petroleum contamination at the site; did not ii) own the site when any dispensing or disposal of petroleum took place; and iii) took reasonable steps with regard to the contamination at the site.

III.C.6.b.1.d Assessed by a Person Not Potentially Liable

Genesee/Finger Lakes Regional Planning Council did not dispense or dispose petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site and took reasonable steps with regard to contamination at the site.

III.C.6.b.1.e Relatively Low Risk

The Site is “relatively low risk” compared to other petroleum or petroleum product-only contaminated sites in New York State. The site is not receiving or utilizing Leaking Underground Storage Tank (LUST) trust fund monies.

III.C.6.b.1.f Judgment Orders, or Third Party Suits

No responsible party is identified for the site through court judgment/administrative order, enforcement action, citizen suit, contribution action or third party claim

III.C.6.b.1.g Subject to RCRA

The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act

III.C.6.b.1.h Financial Viability of Responsible Parties

None identified, not applicable

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Genesee/Finger Lakes Regional Planning Council

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities that have limited In-House Capacity to Manage Brownfield Properties

Page Number(s): 1

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	1,2,5
Applicant is, or will assist, a federally recognized Indian tribe or United States	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield completion project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	1

<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 | F: (518) 402-9722
www.dec.ny.gov

Mr. David Zorn
Genesee/Finger Lakes Regional Planning Council
50 West Main Street Suite 8107
Rochester, NY 14614

DEC 08 2016

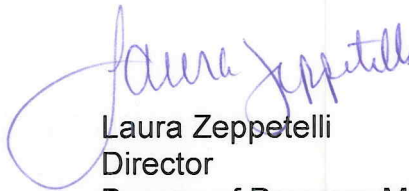
Dear Mr. Zorn:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received your request dated December 6, 2016, for a state acknowledgement letter for United States Environmental Protection Agency (USEPA) Brownfield grant.

I understand that the Council plans to submit a Brownfield Assessment Grant proposal in partnership with Livingston County in the amount of \$350,000. The funding will be utilized on a community-wide basis.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Laura Zeppetelli
Director
Bureau of Program Management

cc: T. Wesley, USEPA Region 2
M. Cruden/B. Schilling, NYSDEC



Department of
Environmental
Conservation

COLLABORATION AGREEMENT

FOR

GENESEE/FINGER LAKES REGIONAL PLANNING COUNCIL

JUNE, 1977

(AMFNDDED 1978, 1986, 1992, 1997, 1999, 2006)

ARTICLE 1

CREATION

That there be, and hereby is, created a regional planning agency for such region, to be known as the "Genesee/Finger Lakes Regional Planning Council", hereinafter referred to as the "Council", composed of the counties being contiguous, which adopt appropriate concurring resolutions to this effect, hereinafter referred to as the "Member Counties".

ARTICLE 2

PURPOSES AND DUTIES

The purposes and duties of the Council shall be as follows:

COUNCIL POLICY.

1. The Council shall be the policy-making body of the regional organization.
2. To provide a forum or congress at which elected public officials and citizen representatives from the Member Counties and communities can discuss common problems, concerns and regional facilities, and develop coordinated regional positions on matters affecting Member Counties and communities within the region. Such coordination is particularly necessary when reacting to proposed state and federal legislation affecting land use and resources within the region, and in initiating and drafting legislation concerning the region for state and federal action.
3. To serve as an advocate for the solution of multi-county problems related to the allocation of resources, related to land use planning, and related to general economic, social and environmental planning and management. Such problems include those crossing jurisdictional boundaries, such as economic development, energy conservation, drainage, water supply, sanitary sewage services, solid waste management, recreations, health services, natural resource management, transportation, and general aviation needs. This provision also involves finding solution to problems present within all or several of the Member Counties, including issues related to transportation, agricultural land preservation, economic development, protecting the quality of water in the Finger Lakes, the Genesee River and Lake Ontario, maintaining good air quality, promoting tourism, and establishing, protecting, and managing parks, recreation and conservation areas.
4. To pursue those purposes normally carried out by a regional planning agency as set out in Article 12-B of the New York State General Municipal Law, including but not limited to:
 - a) preparing and updating a regional comprehensive plan as the basis for decisions made in coordinating regional positions and in serving as an advocate for resolving regional problems, as described in the above sections;
 - b) providing planning assistance to counties and communities within the region upon request and within the Council's means to do so;
 - c) providing a central clearinghouse for planning and development information for public, private, and citizen organizations in the region;
 - d) encouraging comprehensive planning within member Counties and communities;

- e) acting as the officially designated area wide regional planning agency pursuant to current and future federal, state, and local legislation;
 - f) entering into contracts or other agreements with the state and federal governments for planning and development purposes; and entering into contracts with other legal entities for obtaining and providing technical and professional staff and consulting services, and such other services, facilities, equipment, materials, and supplies as may be necessary and appropriate for fulfilling its purposes and duties.
 - g) Receiving and expending grants from private foundations or agencies and applying for and accepting grants from the federal and state governments, and entering into contracts for and agreeing to accept such grants, donations, and subsidies in accordance with applicable law and regulations.
5. The Council shall employ an Executive Director who shall be the administrative head of the Council staff. The Executive Director shall report to the Council and serve at its pleasure. Staff needs will be determined by the functions agreed to by the Council, by the budget priorities set by the Council, and the availability of county, state, federal, or private program aid for the performance of specific work tasks. The Executive Director shall have the authority hire personnel and fill vacancies in the staff within the budget lines adopted by the Council. It is the intent of the Council to hire staff persons with diverse and particular skills so as to provide specialized assistance to Member Counties and communities.

ARTICLE 3

MEMBERSHIP AND ORGANIZATION

1. REPRESENTATION. The total number of members of the Council may vary based on the most recent decennial United States Census and shall be determined according to the following formula:
 - a) Each Member County shall have two representatives for the first 50,000 population, one representative for the second 50,000 population or portion thereof, and one representative for each additional 100,000 population.
 - b) To promote representation from a broad cross section of interests within the region, there shall be no fewer than three nor more than four official Regional At-Large Representatives. The term of a Regional At-large member shall be three years. The Council's Executive Committee shall recommend Regional At-Large candidates to the full Council for formal appointment.
2. CHIEF ELECTED OFFICIALS AND HEADS OF LEGISLATURES. The chair of a Member County's board of supervisors or president of its legislature, the elected County Executive, the Mayor of the City of Rochester and the President of the Rochester City Council shall be a member of the Council *ex officio* and shall be considered one of the respective Member County's representatives. However, while it is considered critical to the functioning of the Council that the *ex officio* members from each Member County and City actively participate, it is recognized that their schedules may not allow them to attend all necessary Council meetings. Therefore, each such official may designate an alternate to represent him or her when he or she is unable to attend. A single alternate shall serve for a period not to exceed the term of the official designated representative.
3. APPOINTMENT OF REPRESENTATIVES. Each representative, with the exception of Legislative Heads, Chief Elected Officials, and Regional At-Large Representatives shall be appointed by the respective county legislative body, and each must be a resident of the county by which the person is appointed. In order to facilitate a broader cross-section of representation in keeping with 1) the federal government's guideline that the Council shall be comprised of thirty-five percent non-elected representatives; and 2) the Council's purposes and duties, each Member County is encouraged to make one general, non-elected appointment, within its current authorized number. The Executive Director shall monitor the balance between elected and non-elected representatives and encourage appropriate appointments when vacancies are to be filled.
4. TERM OF MEMBERSHIP. Each member shall be appointed for a term to be determined by his or her appointing authority.
5. VACANCIES AND EXCUSED ABSENCES. Each member shall miss no more than three meetings in any twelve month period without the approval of the Chair of the Council. Failure to meet this requirement shall cause an automatic vacancy on the

Council. The Executive Director of the Council shall notify the individual and the Member County appointing the individual of the need to appoint a new representative to fill the vacancy. A vacancy in a Regional At-large member shall be filled in the same manner as the initial appointment.

6. OFFICERS. The Council shall annually elect from its membership a chair, a vice-chair and treasurer who shall not be representatives from the same county. The Council may also elect such other officers as it considers necessary. The officers shall not succeed themselves in the same office for more than a total of three consecutive one-year terms or until replaced in office.

7. COMMITTEES,

- a) Executive Committee. The Chair of the Council shall annually appoint an Executive Committee consisting of the officers of the Council, one representative from each Member County, the City of Rochester, and one regional at-large representative, and the Chair of the Planning Coordination Committee (PCC), and the Chair of the Economic Development Advisory Committee (EDAC).

The Executive Committee shall be responsible for receiving the Council's budget, personnel reports, and financial management reports; setting management policy, and forwarding recommendations to the full Council. Changes in program and budgeted personnel expenditures must be approved by the full Council based on recommendations from the Executive and Planning Coordination Committees. Prior approval is required by the Executive Committee for the execution of any contractual amendment and/or supplement by the Executive Director.

The Executive Committee shall also be responsible for ratifying appointments made by the Chair to the various implementation committees of the Council.

- b) There shall be a Planning Coordination Committee (PCC) comprised of:
- 1) County Planning Directors
 - 2) City of Rochester Planning Director
 - 3) Genesee Transportation Council Executive Director

- c) There shall be an Economic Development Advisory Committee (EDAC) comprised of:
 - 1) County Economic Development Directors
 - 2) City of Rochester Economic Development Director
 - 3) Empire State Development Corporation Regional Director
 - d) The PCC and EDAC shall be responsible for providing technical information to the Council, reviewing positions developed by and with the staff, and reviewing staff program proposals or initiation of program proposals to the Council. There shall be input from counties through the Executive, Planning Coordination, and Economic Development Advisory Committees thereby providing close scrutiny of Council activities.
8. STANDING, SPECIAL AND AD HOC COMMITTEES. Additional committees shall be established as the need arises in accordance with the By-laws of the Council

ARTICLE 4

REPORTS

1. Annual Report. The Council shall make an annual report of its activities to the Member County legislative bodies on or before June 30th of each year.
2. Independent Audit. To insure the fiscal, organizational and programmatic accountability of the Council, there shall be an annual independent audit.
3. Other Reports and Plans. The preparation and adoption of other reports and plans by the Council shall be as prescribed in the State General Municipal Law, Article 12-B, Section 239-d.

ARTICLE 5

FINANCING AND ADMINISTRATIVE SERVICES

1. The fiscal year of the Council shall be the calendar year.
2. The Council, with the assistance of the Executive Director, shall prepare and adopt a proposed annual operating budget, showing proposed expenses and revenues, to carry out the responsibilities set out in this agreement. The operating budget shall consist of the following components:
 - a) An administrative budget, with expenditures broken down by objects of expense;
 - b) A project budget, showing a separate budget for each project;
 - c) A contingency budget for use in funding unanticipated costs;
 - d) A salary schedule in support of the appropriation for personal services.
3. The Council's proposed budget shall be reviewed and submitted to the Executive Committee and Council in June of each year. The proposed budget shall be submitted to the officer of each Member County whose functions include the submitting of a tentative county budget to the respective legislative bodies. The proposed budget shall be forwarded in July of each year to each member county in time to be reviewed within the normal budget timetable of their respective county and no later than July 31 of the year preceding the proposed budget year. The proposed budget shall include a notice to each member county indicating its share of the proposed budget, the share to each Member County being determined in accordance on a proportionate basis based upon the number of its representatives divided by the total number of representatives from Member Counties.
4. Each Member County shall appropriate and transfer its share of the Council's operating funds to the Council no later than March 31st of each year.
5. The Council will depend solely upon authorized payments received from Member Counties, in their proportionate shares, plus any local, federal, state or private grants for contract work performed. Any monies for special projects which require a local share coming from the Member Counties in advance of the commencement of a project shall be requested from Member Counties in their proportionate shares. Such projects shall not commence until the local funds are committed.

6. No expenditures in excess of the Council's authorized annual budget, adopted pursuant to this Article, shall be made without the written resolution, setting forth the purposes and amount of such additional expenditures, of each of the Member Counties. The Member Counties shall not be chargeable with any expenses incurred by the Council except as provided in Sections 3, 4, and 5 above.
7. The Council shall be an independent fiscal entity.

ARTICLE 6

SUSPENSION AND TERMINATION

1. In the event that one or more of the Member Counties fails to appropriate or transfer its proportionate share of the Board's operating funds to the Council by March 31 of the Council's current fiscal year, and such failure continues thirty days after notice from the Council, such County shall be deemed to be suspended from the Council and written notice to that effect shall be sent to all other Counties. During the period of suspension, such County's representative members shall not be entitled to vote at Council or Committee meetings, and no items of business relating solely to such suspended County, including requests for review and recommendations concerning Federal or State participation in planning or projects within such suspended County, shall be voted upon or passed by the Council. Any period of suspension hereunder shall be terminated and such County restored to full membership upon receipt of payment of its delinquent share.
2. Any Member County, which is not under suspension pursuant to this Article, may terminate its relationship with the Council upon giving sixty (60) days written notice to the Council of its intention to do so, and upon the adoption through its legislative process of a resolution to that effect. Termination shall be effective as of the date of receipt by the Council of a certified copy of such termination resolution.

ARTICLE 7

BY LAWS, RULES AND REGULATIONS

The Council may adopt, amend and rescind such written By-laws, Rules and Regulations, not inconsistent with this Agreement, which it deems necessary and appropriate to the carrying out of its duties and responsibilities hereunder and governing its meeting procedures and other day-to-day operations of the Council.

ARTICLE 8

ADOPTION AND AMENDMENT PROCESS

This Agreement was adopted by approving resolutions of the Member Counties and may only be amended by the same process. Any change or amendment of this Collaboration Agreement must be approved by each Member County.

GENESEE/FINGER LAKES REGIONAL PLANNING COUNCIL

RESOLUTION

AUTHORIZING AN APPLICATION FOR AN
ENVIRONMENTAL PROTECTION AGENCY (EPA)
BROWNFIELDS COALITION ASSESSMENT GRANT

WHEREAS,

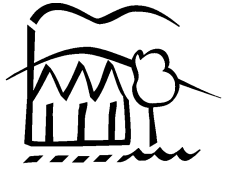
1. The Genesee/Finger Lakes Regional Planning Council has experience in and sees an opportunity for regional brownfield and economic development planning.
2. EPA Brownfield Coalition Assessment grants provide funding for developing inventories of brownfields and conducting community involvement activities in Livingston County and conducting a site assessment and cleanup planning related to the Applied Energy Power Property brownfield site in Caledonia, NY.
3. The EPA Brownfield Assessment program will help to further implementation of the Comprehensive Economic Development Strategy (CEDS) and the identified CEDS goal of Encouraging Sustainable Development Practices and the corresponding objectives of resolving issues of development related to brownfield sites and encouraging efficient land use and development patterns. The Brownfield Coalition Assessment grant will also help to further implementation efforts for the brownfield redevelopment projects that have been identified as CEDS priority projects within the Region.

NOW, THEREFORE, BE IT RESOLVED

1. That the Council does hereby authorize the application for a (EPA) Brownfield Assessment Grant; and
2. The Executive Director of the Regional Planning Council be and hereby is authorized and empowered to execute all necessary applications, contracts and assurances to expedite the application and grant agreement and purposed cited in this resolution.

December 8, 2016
DATE


CHAIR



Genesee/Finger Lakes Regional Planning Council

JOHN F. MARREN, Chair • ROBERT BAUSCH, Vice Chair • BRENDA DONOHUE, Treasurer • DAVID S. ZORN, Executive Director

December 19, 2016

Steve Walsh
NYSDEC Region 8
6274 East Avon-Lima Road
Avon, NY 14414

Reference: Request for a State Letter of Petroleum Determination for Application by the Genesee/Finger Lakes Regional Planning Council to the U.S. EPA for a Petroleum Site-Specific Brownfield Assessment Grant, 1 Technology Place, Caledonia, New York

Dear Mr. Walsh:

The Genesee/Finger Lakes Regional Planning Council is requesting that the New York State Department of Environmental Conservation provide a petroleum site eligibility determination letter for a Petroleum Site-Specific Brownfield Assessment Grant application being submitted to the United States Environmental Protection Agency.

The requested information under Part III.B Threshold Criteria for Assessment Grants is outlined below based upon our review of the Phase I Environmental Site Assessment completed March 19, 2003 and Investigation and Remediation Report completed April, 2002.

Information Required for Site-Specific Proposals and Petroleum Site Eligibility Determination:

1. Basic Site Information:

- a) Site Name: Applied Energy Power Properties site
- b) Site Address: One Technology Place, Caledonia, New York 14423
- c) Current Owner: Power Properties Group

2. Status and History of Contamination at the Site: a) the site is contaminated by petroleum and hazardous substances b) the site was previously used for agriculture and manufacturing with a fuel oil and coal yard being located at the site at one point. Printed circuit boards and military magnetics were formerly manufactured at the site. The current use of the site is the manufacturing of industrial battery chargers c) Phase I Environmental Site Assessment was completed on the site in 2000 with a site Investigation and Remediation Report being completed in 2002. An additional Phase I Environmental Site Assessment was completed on the site in 2003. These reports indicated the presence of petroleum, varnish staining, residue, debris and sediments from former plating room; sediment/sludge from Chemical Dry Well; and petroleum contaminated soil. Identified wastes according to these reports include: combustible liquids; N.O.S. Petroleum Naphtha; Flammable Liquid N.O.S.; methyl ethyl ketone; pain; corrosive liquid; organic diethanol amine; polyoxypropylenediamine; and 1,1,1 trichlorethane d) the site became contaminated due to disposal practices over time. Remediation efforts have taken place on parts of the site including: Former Plating Room Cleanup; Chemical Dry Well Removal; Removal of Petroleum Impact Soil near Building "D"; Removal of Varnish Stained Soil near Building "D"; Removal of Petroleum Contaminated Soil from Drainage Ditch; and Post Asbestos Abatement Evaluation

<p><u>3. Brownfields Site Definition:</u> a) The site is not listed or proposed for listing on the National Priorities List (NPL); b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) is not subject to the jurisdiction, custody, or control of the U.S. government;</p>
<p><u>4. Enforcement or Other Actions:</u> There are no ongoing or anticipated environmental enforcement actions related to the site.</p>
<p><u>5. Sites Requiring a Property-Specific Determination:</u> Based on our knowledge to date, G/FLRPC affirms that the site does not need a Property-Specific Determination</p>
<p><u>6. Site Eligibility and Property Ownership Eligibility:</u> The current owner of the site, Power Properties Group, meets the requirements of a bona fide prospective purchaser protection and affirms that: all disposal of hazardous substances at the site occurred before the acquisition; is not liable in any way for contamination at the site or affiliated with a responsible party; has conducted all appropriate inquiries including the completion of a Phase I Environmental Site Assessment conducted in 2003; has taken appropriate care regarding any hazardous substances found at the site; and has provided all legally required notices and will cooperate with authorized response persons in the event of discovery or release of any hazardous substances at the site; and will comply with any land-use restrictions associated with response actions at the site.</p>
<p>1) <u>CERCLA 107 Liability:</u> G/FLRPC affirms that it is not potentially liable for contamination at the site under CERCLA 107.</p>
<p>2) <u>Information on Liability and Defense Protections:</u> G/FLRPC as the applicant, affirms that it does not own the site to be assessed and a) did not arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site, and did not cause or contribute to any releases of hazardous substances at the site; b) G/FLRPC has worked with Vern Fleming of Applied Energy Solutions in development of this grant and Vern will provide assistance in providing information to the qualified environmental professionals under this proposed grant application c) Applied Energy Solutions has provided a support letter granting authorization to access the site during the length of the grant</p>

<p><u>a. Current and Immediate Past Owners:</u> The current owner of the site is the Power Properties Group; previous owner of the site was the Calchester Associates, L.P.</p>
<p><u>b. Acquisition of Site:</u> Applied Energy Power Properties acquired the site in 2003 which purchased the property after subleasing it from the Chloride Group.</p>
<p><u>c. No Responsible Party for the Site:</u> to our knowledge the current and immediate past owner did not i.) dispense or dispose of petroleum or petroleum product contamination, or exacerbate the existing petroleum contamination at the site; did not ii) own the site when any dispensing or disposal of petroleum took place; and iii) took reasonable steps with regard to the contamination at the site.</p>
<p><u>d. Assessed by a Person Not Potentially Liable:</u> Genesee/Finger Lakes Regional Planning Council did not dispense or dispose petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site and took reasonable steps with regard to contamination at the site.</p>
<p><u>e. Relatively Low Risk:</u> The Site is “relatively low risk” compared to other petroleum or petroleum product-only contaminated sites in New York State. The site is not receiving or utilizing Leaking Underground Storage Tank (LUST) trust fund monies.</p>
<p><u>f. Judgments, Orders, or Third Part Suites:</u> No responsible party is identified for the site through court</p>

judgment/administrative order, enforcement action, citizen suit, contribution action or third party claim.

g. Subject to RCRA: The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.

h. Financial Viability of Responsible Parties: None identified, not applicable

Upon review of the site information above please provide Genesee/Finger Lakes Regional Planning Council with your petroleum determination letter at the address below. Please indicate whether you have applied the U.S. EPA's guidelines in making the petroleum determination, or if not, what standard was applied to reach your determination.

David Zorn
Executive Director
Genesee/Finger Lakes Regional Planning Council
50 West Main Street Suite 8107
Rochester, NY 14614

Sincerely,



David Zorn
Executive Director, Genesee/Finger Lakes Regional Planning Council



**LIVINGSTON COUNTY
BOARD OF SUPERVISORS**
Livingston County Government Center
6 Court Street, Room 302
Geneseo, New York 14454
(585) 243-7030
(585) 243-7045 Fax

e-mail: egott@co.livingston.ny.us
www.livingstoncounty.us

Eric R. Gott
Chairman of the Board

Michele R. Rees
Clerk of the Board

December 13, 2016

David Zorn, Executive Director
Genesee/Finger Lakes Regional Planning Council
50 West Main Street, Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

I am writing on behalf of Livingston County in support of the Genesee/Finger Lakes Regional Planning Council's proposal to the Environmental Protection Agency to conduct a Site-Specific Assessment project, focused on the Applied Energy Power property in the Village of Caledonia, under the Brownfield Assessment Grants program.

The proposed Site-Specific Assessment grant will help to inventory brownfield properties within Livingston County, conduct stakeholder outreach and education, and complete an assessment of the Applied Energy Power property. An implementation plan will also be completed for the property to examine potential redevelopment opportunities and potential job creation opportunities for the site.

Brownfield redevelopment is a key goal for Livingston County and without EPA funding we would have limited financial and staffing capacity to undertake this project on our own. Livingston County will provide assistance in the project including provision of in-kind staff time to this project as part of the voluntary cost share and will participate on the project advisory committee. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric R. Gott", is written over the word "Sincerely,".

Eric R. Gott
Chairman
Livingston County Board of Supervisors

LIVINGSTON COUNTY DEVELOPMENT

ECONOMIC • INDUSTRIAL • COMMUNITY

December 20, 2016

David Zorn, Executive Director
Genesee/Finger Lakes Regional Planning Council
50 West Main Street, Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

On behalf of Livingston County Development, I am writing in support of the Genesee/Finger Lakes Regional Planning Council's proposal to the Environmental Protection Agency for a Site-Specific Assessment grant under the Brownfield Assessment Grants program

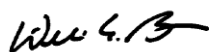
The proposed Site-Specific Assessment project will help position Livingston County and the Town/Village of Caledonia to assess, remediate, and redevelop the Applied Energy Power site located at 1 Technology Place in the Village of Caledonia, NY along with completing an inventory of brownfield properties throughout Livingston County.

The mission of Livingston County Development is to create a business-friendly environment for companies, while also preserving the quality of life that makes the County a unique and attractive place to live and work. Successful completion of this project will help to further this mission.

Livingston County Development will assist in the implementation of the site-specific brownfield assessment project and will provide in-kind staff time to assist with: stakeholder outreach, development of the brownfield inventory, and assistance in the development of the implementation plan for the Applied Energy Power property. Livingston County Development will also serve as a member of the project advisory committee.

We look forward to working with you on this project.

Sincerely,



William Bacon
Director

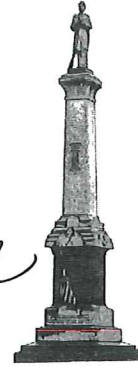


Livingston County Development
6 Court Street, Room 306, Geneseo, New York 14454
585-243-7124 | info@LivingstonCountyDevelopment.com



Town
of *Caledonia*

3109 Main Street • Caledonia, NY 14423-0050
(585) 538-4927 • Fax (585) 538-6348



December 13, 2016

David Zorn
Genesee/Finger Lakes Regional Planning Council
50 West Main Street
Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

I am writing on behalf of the Town of Caledonia in support of the Genesee/Finger Lakes Regional Planning Council's proposal to the Environmental Protection Agency to conduct a Site-Specific Assessment project, focused on the Applied Energy Power property in the Village of Caledonia under the Brownfield Assessment Grants program.

The Applied Energy Power property is a critical component of economic development within the Town of Caledonia. Successful completion of the proposed project will help to position the site for future investment and job creation, while also improving the quality of life for residents within the area.

The Town of Caledonia will assist throughout the duration of the project in public outreach and meeting coordination and will serve as a member of the project advisory committee.

Please feel free to reach out to us if we can provide any additional assistance.

Sincerely,



Daniel Pangrazio
Town Supervisor
Town of Caledonia
3109 Main Street
Caledonia, NY 14423
585-538-4927/calsuper@frontier.com

MAYOR
Debbie Davis

TRUSTEES
Scott DiLiberto
Dorothy Grant-Fletcher
Polly Nothnagle
Gerald O'Donoghue

CHIEF OF POLICE
Chief Daniel Chapman
911-Emergency
538-6200

VILLAGE OF
CALEDONIA
3095 Main St.
Caledonia, New York 14423
(585) 538-6565



CLERK/TREASURER
Ann Marie Grattan
538-6565

WATER & STREETS
WORKING FOREMAN
Chris Buckley
538-2253

JUSTICE
Mark Riggi
538-4800

CODE ENFORCEMENT
OFFICER
Michael Murphy
538-4150

December 13, 2016

David Zorn
Genesee/Finger Lakes Regional Planning Council
50 West Main Street
Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

I am writing on behalf of the Village of Caledonia in support of the Genesee/Finger Lakes Regional Planning Council's proposal to the Environmental Protection Agency to conduct a Site-Specific Assessment project, focused on the Applied Energy Power property in the Village of Caledonia under the Brownfield Assessment Grants program.

The Applied Energy Power property is a critical area for development within the Village of Caledonia and successful completion of the proposed project will help position the site for investment and development opportunities.

The Village of Caledonia will assist throughout the duration of the project in public outreach and meeting coordination and will serve as a member of the project advisory committee.

Please feel free to reach out to the Village of Caledonia if we can provide any additionally assistance.

Sincerely,

Debbie Davis
Mayor



www.livingstoncounty.us

**LIVINGSTON COUNTY
ENVIRONMENTAL MANAGEMENT
COUNCIL**

Livingston County Government Center
6 Court Street, Room 305
Geneseo, New York 14454-1043

Telephone: (585) 243-7550
(585) 335-1734

Fax: (585) 243-7566

E-mail: aellis@co.livingston.ny.us

December 20, 2016

David Zorn, Executive Director
Genesee/Finger Lakes Regional Planning Council
50 West Main Street, Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

I am writing on behalf of Livingston County Environmental Management Council in support of the Genesee/Finger Lakes Regional Planning Council's proposal to the Environmental Protection Agency for a Site-Specific Assessment project, focused on the Applied Energy Power property in the Village of Caledonia, under the Brownfield Assessment Grants program.

Completion of the Site-Specific Assessment project will help to assess the Applied Energy Power property, inventory additional brownfield sites within Livingston County, and position environmental site assessments and remediation efforts to occur in the future should they be necessary.

The Livingston County Environmental Management Council (EMC) is a formal citizens advisory group that was formed by the Livingston County Board of Supervisors. Its charge is to work cooperatively with the County on the protection, preservation, development, and use of the County's natural resources. The EMC follows regulatory permitting and redevelopment programs that have an impact on our County, including brownfield properties, and provides support on related environmental actions as requested.

We look forward to working with you, along with other Livingston County departments, on this project and providing any assistance we can to help promote the environmental health of the community.

Sincerely,

A handwritten signature in cursive script that reads "Alex Pierce".

Alex Pierce
Chairman
Livingston County Environmental Management Council
585-245-0326



GLOW WORKFORCE DEVELOPMENT BOARD

Genesee County Career Center
587 East Main Street, Suite 100
Batavia, New York 14020
Phone (585) 344-2042
Toll Free: 1-866-674-4560
Fax (585) 344-4495

December 13, 2016

David Zorn, Executive Director
Genesee/Finger Lakes Regional Planning Council
50 West Main Street, Suite 8107
Rochester, NY 14614

Dear Dave,

I am writing on behalf of Genesee Livingston Orleans and Wyoming (GLOW) Workforce Development Board in support of the Genesee/Finger Lakes Regional Planning Council's proposal to the Environmental Protection Agency to conduct a Site-Specific Assessment project within Livingston County.

Successful completion of the project will position Livingston County to attract investment into the Applied Energy Power property helping to create and retain jobs in the Region.

GLOW strives to develop an effective, integrated system that understands and responds to the dynamic needs of business, and maximizes the potential of job seekers. To this end we will work closely with the community colleges, BOCES program, businesses, and other partners in the Region to help address any employment needs within the environmental sector that are identified through the completion of this assessment project.

We look forward to working with you on this project and providing any assistance we can to help address the workforce development issues and concerns that arise.

Sincerely,

A handwritten signature in blue ink that reads "Mary Lou Hamm".

Mary Lou Hamm, Manager
GLOW Workforce Development Board
(585) 344-2042 x4237



December 19, 2016

David Zorn, Executive Director
Genesee/Finger Lakes Regional Planning Council
50 West Main Street, Suite 8107
Rochester, NY 14614

Dear David,

On behalf of the Livingston County Chamber of Commerce I am writing to express my support for your efforts to address Brownfield issues within Livingston County. The Livingston County Chamber of Commerce will commit to helping disseminate information and project updates to our members throughout the three-year length of the project and provide additional assistance in the implementation of the project as needed.

Brownfield redevelopment is a key priority for Livingston County and the proposed project will position Livingston County to identify and address brownfield sites through the completion of a county-wide brownfield inventory and assessment of the Applied Energy Power site in the Village of Caledonia.

Successful completion of the project will help to advance economic and community development and improve public health within the Livingston County. Each of these project benefits will directly advance the objectives of the Livingston County Chamber of Commerce and help improve the quality of life within Livingston County.

We look forward to working with you on this initiative and advancing the business climate within Livingston County.

Sincerely,

A handwritten signature in black ink that reads "Laura Lane". The signature is written in a cursive, flowing style.

Laura Lane,
President & CEO
Livingston Chamber of Commerce
585-243-2222



December 21, 2016

David Zorn, Executive Director
Genesee/Finger Lakes Regional Planning Council
50 West Main Street, Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

I am writing on behalf of Applied Energy Solutions in support of the Genesee/Finger Lakes Regional Planning Council's proposal to the Environmental Protection Agency to conduct a Site-Specific Assessment project, focused on the Applied Energy/Power Properties Group LLC site, which I am the owner of, in the Village of Caledonia, under the Brownfield Assessment Grants program.

The proposed Site-Specific Assessment grant will help to inventory brownfield properties within Livingston County, conduct stakeholder outreach and education, and complete much needed assessment work on the Applied Energy Power Properties Group site. The assessment work is necessary for the site in order to subdivide the property in the future and to open additional parts of the site for development opportunities.

Applied Energy Solutions will provide assistance throughout the length of the project and will grant access to the property as needed for completion of the site-assessment work.

We look forward to working with you on this project.

Sincerely,

Vern Fleming

President
Applied Energy Solutions
Office 585-538-3270
Cell 585-415-5024

Livingston County

Task	Title/Affiliation	Estimated Hours	Hourly Rate	Fringe Rate (if not included in Hourly Rate)	Total Cost	
Inventory: Assistance in the compilation of brownfield inventory which will include meeting with G/FLRPC; providing/updating any currently completed brownfield databases to G/FLRPC; and coordinating with G/FLRPC and other local agencies to help in the identification of brownfield sites. A full review of the draft inventory will also occur before the County list is finalized.	Planning Director	10	\$ 72.60		\$ 726.00	75
	Additional staff if applicable: Deputy Director	10	\$ 63.54		\$ 635.40	
	Additional staff if applicable: Planner	10	\$ 32.38		\$ 323.80	
	Additional staff if applicable: Planning Assistant	35	\$ 44.07		\$ 1,542.45	
	Economic Development Director	5	\$ 48.29		\$ 241.45	
	Additional staff if applicable: Deputy Director ED	5	\$ 35.17		\$ 175.85	
Assessment: Assessment phase will include assistance in providing site specific information for the Applied Energy Power Site (i.e. historical ownership records; zoning/land use history; historical property tax information; information related to surrounding neighborhood; etc.)	Planning Director	5	\$ 72.60		\$ 363.00	50
	Additional staff if applicable: Deputy Director	10	\$ 63.54		\$ 635.40	
	Additional staff if applicable: Planner	5	\$ 32.38		\$ 161.90	
	Additional staff if applicable: Planning Assistant	30	\$ 44.07		\$ 1,322.10	
Implementation Plan: will include review and comments on completed site assessment; assistance in the identification of the redevelopment needs of the Applied Energy Power Site and surrounding neighborhood; assistance in development of cost estimates for redevelopment needs; and assistance in identification of funding opportunities	Planning Director	10	\$ 72.60		\$ 726.00	50
	Additional staff if applicable: Deputy Director	10	\$ 63.54		\$ 635.40	
	Additional staff if applicable: Planner	15	\$ 32.38		\$ 485.70	
	Additional staff if applicable: Planning Assistant	15	\$ 44.07		\$ 661.05	
Stakeholder Outreach/Project Meetings: Approximately 10 Project Advisory Committee meetings will be held throughout the length of the project; with 5 Public Meetings anticipated; public meeting tasks include attendance at each meeting and local outreach including distribution of public meeting materials to local contacts.	Planning Director	10	\$ 72.60		\$ 726.00	75
	Additional staff if applicable: Deputy Director	30	\$ 63.54		\$ 1,906.20	
	Additional staff if applicable: Planner	5	\$ 32.38		\$ 161.90	
	Additional staff if applicable: Planning Assistant	30	\$ 44.07		\$ 1,322.10	
					\$ 12,751.70	Total 3-year In-Kind

December 13, 2016

David Zorn
Genesee/Finger Lakes Regional Planning Council
50 West Main Street
Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

I am writing on behalf of the Big Springs Museum and Historical Society in support of your application to the Environmental Protection Agency to conduct a Site-Specific Assessment project, focused on the Applied Energy Power property in the Village of Caledonia.

The project will help develop an inventory of brownfield sites within Livingston County and also complete an assessment of the Applied Energy Power property, helping to position the site for potential job creation and investment opportunities.

The mission of the Big Springs Historical Society is to promote an appreciation of local history, heritage and culture. Through research, discovery, collection, display and preservation of relevant materials and through programming and dialogue, the BSHS will interpret the continuing story of the Caledonia-Mumford community, connecting history to contemporary life.

We will help advance the project with the community by advertising upcoming project meetings and connecting community stakeholders with Livingston County and the Genesee/Finger Lakes Regional Planning Council throughout the three year length of the project.

Please feel free to reach out to us if we can provide any additional assistance.

Sincerely,

A handwritten signature in cursive script, reading "Janice Grattan".

Janice Grattan
President
Big Springs Museum and Historical Society
3095 Main Street
Caledonia, NY 14423
585-538-9880

December 15, 2016

David Zorn
Genesee/Finger Lakes Regional Planning Council
50 West Main Street
Suite 8107
Rochester, NY 14614

Dear Mr. Zorn,

I am writing on behalf of the Caledonia-Mumford Lions Club support of your application to the Environmental Protection Agency to conduct a Site-Specific Assessment project, focused on the Applied Energy Power property in the Village of Caledonia.

The project will help develop an inventory of brownfield sites within Livingston County and also complete an assessment of the Applied Energy Power property, helping to position the site for potential job creation and investment opportunities.

The Caledonia-Mumford Lions Club strives to help those in need in our community, as fund raisers and volunteers.

We will help advance the project with the community by advertising upcoming project meetings and connecting community stakeholders with Livingston County and the Genesee/Finger Lakes Regional Planning Council throughout the three year length of the project.

Please feel free to reach out to us if we can provide any additionally assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Harry Wolanske", written in a cursive style.

Harry Wolanske
President
Caledonia-Mumford Lions Club
849 Stones Lane
Caledonia, NY 14423

14. Areas Affected by Project (Cities, Counties, States, etc.):

The areas affected by the project include the Town and Village of Caledonia, New York and Livingston County, New York.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Genesee/Finger Lakes Regional Planning Council

* b. Employer/Taxpayer Identification Number (EIN/TIN):

161089589

* c. Organizational DUNS:

0294234310000

d. Address:

* Street1:

50 West Main Street

Street2:

Suite 8107

* City:

Rochester

County/Parish:

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

14614-1410

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

David

Middle Name:

S.

* Last Name:

Zorn

Suffix:

Title: Executive Director

Organizational Affiliation:

G/FLRPC

* Telephone Number:

585-454-0190 x 14

Fax Number:

585-454-0191

* Email:

Dave.Zorn@gflrpc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

AreasAffectedByProject.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Genesee/Finger Lakes Regional Planning Council Site-Specific Assessment Application: Caledonia, NY

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="185,513.30"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="12,751.70"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="198,265.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: